175.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,300 / 717,300
					USE VALUE:	717,300 / 717,300
					ASSESSED:	717,300 / 717,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
359		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILMORE ROBERT C
Owner 2:	WALKER SARAH M
Owner 3:	
Street 1:	359 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRABENSTATTER CHRISTINE -
Owner 2:	GRABENSTATTER JONATHAN -
Street 1:	359 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1937, having primarily Brick Exterior and 2064 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6340.000	290,200		427,100	717,300
Total Card	0.146	290,200		427,100	717,300
Total Parcel	0.146	290,200		427,100	717,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.53 /Parcel: 347.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117199
GIS Ref:
GIS Ref:
Insp Date: 07/09/18

!13641!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,200	0	6,340.	427,100	717,300		Year end	12/23/2021
2021	101	FV	256,100	0	6,340.	427,100	683,200		Year End Roll	12/10/2020
2020	101	FV	256,100	0	6,340.	427,100	683,200	683,200	Year End Roll	12/18/2019
2019	101	FV	210,000	0	6,340.	421,000	631,000	631,000	Year End Roll	1/3/2019
2018	101	FV	210,000	0	6,340.	323,400	533,400	533,400	Year End Roll	12/20/2017
2017	101	FV	210,000	0	6,340.	305,100	515,100	515,100	Year End Roll	1/3/2017
2016	101	FV	210,000	0	6,340.	280,700	490,700	490,700	Year End	1/4/2016
2015	101	FV	209,000	0	6,340.	262,400	471,400	471,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:26:43

LAST REV

Date	Time
09/16/21	17:47:57
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13641

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRABENSTATTER C	78370-97		7/30/2021		846,000	No	No		
GODBOUT BRETT P	77960-339	1	6/8/2021	Convenience	1	No	No		
SIMCOE ROBERT A	64699-548		12/22/2014		523,500	No	No		
PAYNE ROLAND C	49364-499		4/30/2007		429,000	No	No		
LICCIARDI LOUIS	41638-337		12/18/2003		365,000	No	No		
	12115-568		4/6/1966			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2013	1609	Manual	5,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
6/11/2021	Field Review	DGM	D Mann
7/9/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
12/17/2008	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
7/14/2007	MLS	HC	Helen Chinal
3/1/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117199
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6340		Sq. Ft.	Site		0	70.	0.96	6									427,140						427,100	

Total AC/HA:	0.14555	Total SF/SM:	6340	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	427,140	Spl Credit		Total:	427,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.04459298
Adj $ / SQ:	141.020
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356485
Depreciation:	66306
Depreciated Total:	290179

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

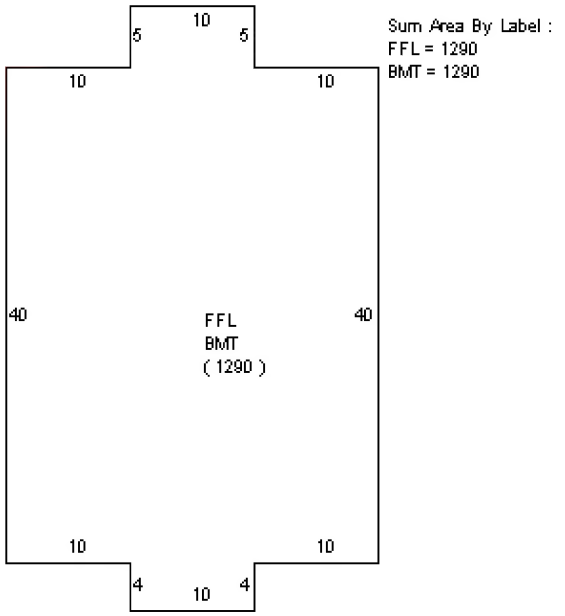
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.02
Special Features:	0	Val/Su Net:	112.48
Final Total:	290200	Val/Su SzAd	224.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,290	67.690	87,320
FFL	First Floor	1,290	141.020	181,916
	Net Sketched Area:	2,580	Total:	269,236
Size Ad	1290	Gross Area	2580	FinArea 2064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: